



**CITY PLAN COMMISSION MEETING  
MAIN LIBRARY-AUDITORIUM  
501 N. OREGON  
APRIL 4, 2013  
1:30 P.M.**

**MINUTES**

The City Plan Commission met at the above place and date.

The meeting was called to order at 1:30 p.m. Commissioner Nance present and presiding and the following Commissioners answered roll call.

**COMMISSIONERS PRESENT:**

Commissioner De La Cruz  
Commissioner Wright  
Commissioner Borden  
Commissioner Brandrup  
Commissioner Nance  
Commissioner Amoriello  
Commissioner Ardovino  
Commissioner Schauer  
Commissioner Reveles

**AGENDA**

Commissioner Wright read the rules into the record. David Coronado, City Development Program Manager, read the revisions to the agenda into the record.

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE** the agenda as amended.

Motion passed.

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**I. CALL TO THE PUBLIC – PUBLIC COMMENT**

This time is reserved for members of the public who would like to address the City Plan Commission on any items that are not on the City Plan Commission Agenda and that are within the jurisdiction of the City Plan Commission. No action shall be taken.

**No action was taken.**

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**II. CONSENT AGENDA**

**There were no items under the Consent Agenda.**

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### **III. REGULAR AGENDA - DISCUSSION AND ACTION:**

#### **PUBLIC HEARING Rezoning Applications:**

1. **PZRZ12-00036:** A 528.58 acre tract of land including Kennedy Brothers Memorial; Gall Subdivision; Tracts 16A, 16B, 16C, 16D, 20, 20A, 21A, 21A1, 21B1, 21C, 21C1, 21C1C1, 21C1D, 21C1C2, 21C1B, 21C1B1, 21D, 21D1, 21E, 21E1, 21F, 21F1, 22A, 22B, 22B1, 22B1A, 23A, 23B, 23B1, 23C, 23D, 28A, 28A1, 28B, 28C, 28D, 30B, 30C, Block 8, Ysleta Grant; Tracts 13A, 13B, 13D, Block 35, Ysleta Grant; Tract 26, Block 36, Ysleta Grant; Tracts 2, 3A, 3C, 3D, 3E, 4A, 5, 6A, 6B, 7A, 7B, 8A, 8B, 8C, 8D, 8E, 8F, 8F1, 8G, 8H, 8J, 8K, 10, 11A, 11B, 11B1, 11C, 11D, 11E, 11E1, 11E2, 11E1A, 11E1B, 11F, 11G, 11J, 11K, 11L, 11M, 11N, 11P, 11R, 11S, 11T, 11U, 12, 12A, 13A, 13C, 13H, 14, 15, 16, 17, 17A, 18, 19, 19A, 20, 21A, 21B, 22B, 29A, 29B, 29B1, 29B1A, 29B1B, 29B1C, 29B1D, 29C, 30A, 30B, 30C, 32B, 32D, 33A, 33B, 34A, 34B, 35A, 35B, 37A, 38, 39A, 39B, 39C, 40, 41, 43, 44, 45, 46A, 46B, 46C, 46C1, Block 37, Ysleta Grant; Tracts 1, 2A, 2B1, 2B2, 2B3, 2B4, 2B5, 3A, 3B, 3C, 4A, 4C, 4C3, 4C4, 4C5, 4D, 4D1, 4D1A, 4D2, 4D2A, 4D3, 4D3A, 4D4, 4D4A, 4D5, 4D5A, 5, 18A, 18G, 18H, 19B, 19C, 19D, 19E, 19F19G, 19G1, 19G1B, 19H, 23A, 23B, 23B1, 23C, 23C1, 23D1, 24, Block 38, Ysleta Grant; Tracts 2, 3A, 3B, 3D, 4A, 4B, 4C, 4CA, 4C1B, 4D, 4D1, 4E, 4E1, 4F, 5C, 5C6, 6A, 6B, 6C1, 6C2, 7A, 8A, 9A, 9B, 10A, 10B, 10C, 10C1, 10C2, 10D, 10E, 10F, 10G, 10H, 11A, 11B, 12A, 12B, 12C, 13A, Block 39, Ysleta Grant; Tract 3C, 3C1, 5B, 5C4, 5C6, Block 40, Ysleta Grant; Tracts 1, 2A, 2B, 3A, 3B, 3B1, 3B2, 3B3, 4B, 4D, 5, 6A, 6B, 7A2, 7B, 7C, 7D1, 7D, 7D2, 8A, 8U, 8Z, 8Y, 8W, 8W1, 8X, 8X1, 8X2, 8X4, 8X6, 8X3, 8X4, 9A, 9B, 9B1, 9B1B, 9B2, 9B3, 8B, 8B1, 8C, 8E, 8F, 8G, 8H, 8I, 8J, 8P, 8Q, 8T, 10C, 10C1, 10D, 10E, 11A, 11B, 12A, 12B, 12C1A, 12C1B, 12C3, 13, 14, 15, 16, 17A, 17B, 22F, Block 42, Ysleta Grant; Tracts 1A, 1B, 1C, 1D, 1D1, 1D2, 1D2A, 1D2C, 1E, 2, 3, 4, 5A, 5B1, 6A, 6B, 6C, 6D1, 6F, 6H, 6K, 6K1, 6J, 6I, 6L, 7A, 7C, 8, 9, 10, 12, 14A, 15, Block 43, Ysleta Grant; Tracts 1A, 1B1, 1C, 1D, 2A, 2B, 3, 4, 5, 6, 6A, 6B, 6C, 7A, 7B, 11B, 12, 13B, 13C, 13D, 15, 16, 17, 18, 19A, 19B, 19B1, 19C, 20, Block 44, Ysleta Grant; Tracts 1, 2A, 2B, 3, 5, 6, 7, 9B, 9B1, 9B2, 9B3, 9C, 10A, 10B, 10D, 10C, 10E, 11, 12A, 12B, 12C, 13, 14A, 14B, 15A, 15B1, 15B3, 16B, 16D, 16E, 16F, 16G, 16J, 23A, 23B, 24, 25A, 25B, 26, 27A, 28, 30A, 31, 32, 33A, 33C, 33B, Block 45, Ysleta Grant; Tracts 1A, 2A, 2C, 3A, 3B, 3D, 3E, 3F, 3F1, 3F2, 3F3, 3J, 3G, 3H, 5, 5A, 6, 7, 8A, 9B, 9C, 10B, 10B1, 10C1, 10C1A, 10C1B, 10C, 10C2, 10C3, 10C3A, 10C4, 10C5, 10C6, 10C7, 10C8, 10C8A, 10C9, 10C10, 10C11, 10C11A, 10C12, 10C12A, 10C13, 10C14, 10C14A, 10D, 10D1, 10D3, 10E, 10J, 10I, 10F, 10F1, 10G, 10H, 10I1, 10L, 10L1, 11, 12A, 12A1, 12A1A, 12B, 12C, 12C1, 12C1A, 12C2, 12C4, 12C5, 12C6, 12C4A, 12D2, 12D4, 12E, 12E2, 12G1A, 12G2, 12F, 12H, 12H1, 12H4, 12H5, 12H6, 12J, 12K, 12L, 12L1, 12L2, 12N, 12O, 12P, 12Q, 12R, 12R1, 12R1A, 12R2, 12S, 12S1, 12T, 12U, 12U1, 12U2, 12V, 12V1, 13A, 13A1, 14A1, 14B, 15A, 15B, 15B1, 15C, 15D, 16, 17A, 17A1, 18A, 18B, 18B1, 18C, 19, 20, 21, 22, 23A, 23A1, 23B, 23B1, 24, 24A, 25, 26, 27A, 27A1, 27C, 27D, 27D1,

28A, 28B, 28C, 29, 30, Block 46, Ysleta Grant; Tracts 6E, 6F, 6F1A, 6F1B, 6F2, 6F3, 6F3A, 6F2A, 6F2B, 6F2B1, 6F2B2, 6F2C, 6F4, 6F4A, 6F4B, 6F4B1, 6F5, 6F5A, 7A1, 7A2, 7B, Block 47, Ysleta Grant; Tracts 1B, 2, 2A, 3A, 3B, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, 4K, 5B, 7, 8, 9A, 11A, 12, 13A, 13B, 15, 18, 19A, 19A1, 19B, 19B1, 20, 21, 22, Block 48, Ysleta Grant; Tracts 10, 11, 12, 12A, 12A1, 12B, 12D, 13, Block 49, Ysleta Grant; Apodaca Subdivision; Lots 55 through 75, portion of Lot 1 and Lots 2 through 25, Lots 49, through 54, Alexander Addition to Ysleta; Lone Star Subdivision; Estrada Replat A; Lots 1 through 11, 13 through 33, 34 through 42, Block 1, Lots 12 through 21, Block 2, Valumbrosa; Valumbrosa Replat; Home Improvement Unit 1; Home Improvement No. 2; Indian Town Subdivision; Frymuth Subdivision; J.R. Lopez Subdivision; Lots 1 through 16, 17 through 32, 33 through 49, North Valumbrosa; Lots 101 through 110, North Valumbrosa No. 2; a Portion of Tract 1 and Tracts 2 through 10, Franklin Place; a Portion of Tract 11 and Tracts 12 through 22, Franklin Place Replat; Tracts 25 through 31 and Tracts 16 through 24, Sunland Gardens; Tracts 3 through 17 and Tracts 18 through 33, Block B, Spohr Addition; Tract 12 and a portion of Tract 13, Spohr Addition; Arizona Subdivision; Lydia Dixon; Lydia Dixon No. 2; Gemotes; Shanks Carpenter; Shanks Carpenter Replat A; Yoshida Subdivision; Lots 1 through 5, Block 1, and a portion of Lot 25, Block 1, Lots 4, 5 and 6, Block 2, Frutas Place; Pullman Subdivision; Harris Subdivision; Carpenter & Ammons; Trice; Phelps; Phelps Replat of Lot A; Valle Hermosa; and a Portion of Block 24, Capistrano Park Unit Four as described in Volume 1279, Page 1443, and Volume 2379, Page 2053, Real Property Records of El Paso County, Texas.

Location: The area of the Mission Valley with the southernmost boundary of Roseway Drive, the northernmost boundary of the Montoya Lateral at the intersection with Mecca Drive and Padilla Drive, the easternmost boundary being on the Franklin Canal adjacent to Santa Rosalia Court and the westernmost boundary on the Franklin Canal east of the intersection of Pendale Road and Harding Way.

Zoning: A-O (Apartment/Office), A-O/C (Apartment-Office/Conditions), A-O/H (Apartment-Office/Historic), A-2 (Apartment), A-2/C (Apartment/Conditions), A-2/H (Apartment/Historic), A-2/SC (Apartment/Special Contract), A-2/SP (Apartment/Special Permit), A-M/SC (Apartment-Mobile Home/Special Contract), C-1 (Commercial), C-1/C (Commercial/Conditions), C-1/C/H (Commercial/Conditions/Historic), C-1/H (Commercial/Historic), C-1/H/SP (Commercial/Historic/Special Permit), C-1/SC (Commercial/Special Contract), C-1/SC/H (Commercial/Special Contract/Historic), C-2/SC (Commercial/Special Contract), C-3 (Commercial), C-3/H (Commercial/Historic), C-3/SC/H (Commercial/Special Contract/Historic), C-3/SP/H (Commercial/Special Permit/Historic), C-4 (Commercial), C-4/C (Commercial/Conditions), C-4/H (Commercial/Historic), C-4/SC (Commercial/Special Contract), C-4/SC/H (Commercial/Special Contract/Historic), M-1 (Light Manufacturing), R-3/SC (Residential/Special Contract), R-4 (Residential), R-4/H (Residential/Historic), R-5 (Residential), R-5/SC/H (Residential/Special Contract/Historic), R-F (Ranch and Farm),

SD (Special District), SD/C (Special District/Conditions), SD/C/H (Special District/Conditions/Historic), SD/H (Special District/Historic)

Request: From current zoning districts to SCZ (SmartCode Zone)

Existing Use: Apartment/Office, Apartment, Commercial, Residential, Light Manufacturing

Proposed Use: Infill Community Traditional Neighborhood Development – Transit Oriented Development

Property Owners: Various

Representative: The City of El Paso/City Development Department

District: 6

Staff Contact: Harrison Plourde, (915) 541-4114,  
[plourdeht@elpasotexas.gov](mailto:plourdeht@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZRZ12-00036 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 18, 2013.**

Motion passed.

2. **PZRZ13-00003:** Portion of Tracts 12 and 13, J. M. Jett Survey 155, City of El Paso, El Paso County, Texas

Location: 4864 Doniphan Drive

Zoning: R-5 (Residential)

Request: From R-5 (Residential) to C-3 (Commercial)

Existing Use: Vacant

Proposed Use: Bus Depot

Property Owner: El Paso Independent School District

Representative: Roe Engineering, L.C.

District: 8

Staff Contact: Michael McElroy, (915) 541-4238,  
[mcelroyms@elpasotexas.gov](mailto:mcelroyms@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZRZ13-00003 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 18, 2013.**

Motion passed.

3. **PZRZ13-00004:** A 586.04 acre tract of land including all of the Alamo Heights Subdivision; a portion of blocks 70 and 71, and closed street between blocks 73 through 101 of the Bassett Addition; all of Memorial Park; all of the Castle Heights Subdivision; blocks 5, 7, 8, 16, 17, 19 and 20 of the Cotton Addition; all of the Supplemental Map of the Cotton Place Addition Replat 2, except blocks 22, 23 and 31 through 35; blocks 33 through 35, 45 through 48, 60 through 69, 76 through 85, 92 through 107, 120 through 123, 132 through 134, and 141 through 144 of Supplemental Map No. 1 of East El Paso; blocks 21½ through 26, 35 through 40, 50 through 55, and 64 through 66 of the Highland Park Addition; blocks 25 through 39 of the Manhattan Heights Addition; and all streets, alleys, highway and railroad rights of way located within these limits, all being located within

the corporate limits of the City of El Paso, El Paso County, Texas.

Location: Generally described as the area located within a one-half mile radius surrounding the Five Points Transfer Station.

Zoning: A-2 (Apartment), A-2/SC (Apartment/Special Contract), A-2/SP (Apartment/Special Permit), A-3/C (Apartment/Conditions), A-O (Apartment-Office), A-O/C (Apartment-Office/Conditions), A-O/SC (Apartment-Office/Special Contract), A-O/SP (Apartment-Office/Special Permit), A-O/SC/SP (Apartment-Office/Special Contract/Special Permit), C-1 (Commercial), C-1/SC (Commercial/Special Contract), C-3/C (Commercial/Conditions), C-3/SC (Commercial/Special Contract), C-4 (Commercial), C-4/C (Commercial/Conditions), C-4/SC (Commercial/Special Contract), C-4/SP (Commercial/Special Permit), R-4/H (Residential/Historic), R-5 (Residential), R-5/H (Residential/Historic), R-5/SC (Residential/Special Contract), R-5/SP (Residential/Special Permit), S-D (Special District), S-D/C (Special District/Conditions), S-D/SC (Special District/Special Contract), S-D/SP (Special District/Special Permit)

Request: From current zoning districts to SCZ (SmartCode Zone)

Existing Use: Residential, Commercial, Apartments, Railroad

Proposed Use: Infill Community Traditional Neighborhood Development – Transit Oriented Development

Property Owners: Various

Representative: The City of El Paso/City Development Department

Districts: 2 & 8

Staff Contact: Harrison Plourde, (915) 541-4114,  
[plourdeht@elpasotexas.gov](mailto:plourdeht@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE PZRZ13-00004 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 18, 2013.**

Motion passed.

**PUBLIC HEARING Special Permit Applications:**

4. **PZST12-00024:** Lots 15 - 16, Block 88, Bassett Addition, City of El Paso, El Paso County, Texas

Location: 2500 Montana Avenue

Zoning: S-D (Special Development)

Request: Infill Development/request reduced rear/side/side street yard and 100% Parking Reduction

Existing Use: Vacant

Proposed Use: Environmental Testing Laboratory

Property Owner: AVSS Technologies, LLC

Representative: Joseph Limon

District: 8

Staff Contact: Andrew Salloum, (915) 541-4633,  
[salloumam@elpasotexas.gov](mailto:salloumam@elpasotexas.gov)

Joseph Robert Limon concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZST12-00024.**

Motion passed.

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5.     **PZST13-00004:**     A portion of Block B, Britton Davis Addition, City of El Paso, El Paso County, Texas  
Location:               8424 Dyer Street  
Zoning:                 C-4 (Commercial)  
Request:                Infill Development to allow for reduced rear setback  
Existing Use:           Automotive Repair Garage  
Proposed Use:          Automotive Repair Garage Addition  
Property Owner:       Daniel Enriquez  
Representative:       Jose Uresti  
District:               2  
Staff Contact:          Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Jose Uresti concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZST13-00004.**

Motion passed.

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6.     **PZST13-00005:**     Lots 4, 5, & 6, Block 1, Los Escondidos Subdivision, City of El Paso, El Paso County, Texas  
Location:               7916, 8000 and 8004 Mitzie Ram Place  
Zoning:                 R-4 (Residential)  
Request:                Infill Development to allow for reduced lot area and lot width  
Existing Use:           Vacant  
Proposed Use:          Two-family dwelling/Duplex  
Property Owner:       Juan Ramirez  
Representative:       Jose Uresti  
District:               2  
Staff Contact:          Arturo Rubio, (915) 541-4633, [rubioax@elpasotexas.gov](mailto:rubioax@elpasotexas.gov)

Jose Uresti concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner De La Cruz, seconded by Commissioner Wright, and unanimously carried to **APPROVE PZST13-00005.**

Motion passed.

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7.     **PZST13-00006:**     Lot 26 - 28, Block 3, Sahara Subdivision, City of El Paso, El Paso County, Texas  
Location:               9915, 9919, & 9923 Taj Mahal Street

Zoning:	R-4 (Residential)		
Request:	Infill Development/request reduced lot area, lot width, and cumulative front/rear yard		
Existing Use:	Vacant		
Proposed Use:	Duplex		
Property Owner:	David Velasco		
Representative:	David Velasco		
District:	4		
Staff Contact:	Andrew Salloum,	(915)	541-4633,
	<a href="mailto:salloumam@elpasotexas.gov">salloumam@elpasotexas.gov</a>		

David Velasco concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Amoriello, and unanimously carried to **APPROVE PZST13-00006**.

Motion passed.

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**PUBLIC HEARING Detailed Site Development Plan Application:**

8.	<b>PZDS12-00018:</b>	Parcel 1: Portion of Lot 6, Block 238, Vista del Sol Unit 47, City of El Paso, El Paso County, Texas Parcel 2: Portion of Lot 7, Block 238, Vista del Sol Unit 47, City of El Paso, El Paso County, Texas
	Location:	1709 -1713 Weston Brent Lane
	Zoning:	C-2/sc (Commercial/Special Contract)
	Request:	Detailed Site Plan approval per Ordinance No. 5922
	Existing Use:	Dental clinic and administrative offices
	Proposed Use:	Dental clinic and administrative offices
	Property Owner:	Vista Hills Family Dental – Affluence Investments, LLC
	Representative:	Guillermo Barajas
	District:	7
	Staff Contact:	Michael McElroy, (915) 541-4238,
		<a href="mailto:mcelroyms@elpasotexas.gov">mcelroyms@elpasotexas.gov</a>

Guillermo Barajas concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE PZDS12-00018**.

Motion passed.

**Subdivision Applications:**

**SUBDIVISION MAP APPROVAL:**

**NOTICE TO THE PUBLIC AND APPLICANTS:**

The staff report for an agenda item may include conditions, exceptions, or modifications. The Commission's motion to approve an item in accordance with the staff report or with all staff comments means that any modifications, waivers, exceptions requested by the applicant and recommended for approval by staff and any staff recommended conditions, have been approved, without necessitating that the Commission restate the modifications, exceptions, waivers, or conditions as part of the motion to approve and that any findings required to be made by the Commission, have been made. If the Commission does not wish to approve an exception or modification, or require a condition, then the Commission's motion will state which have not been approved, otherwise, the staff report, with all modifications, exceptions and conditions, is approved and the applicant shall comply with all provisions of the staff report.

**Major Preliminary:**

9.       **SUSC13-00001:**       Montecillo Unit Five – A portion of Tract 6A and All of Tract 4A, A.F. Miller Survey 216, and All of Tract 21, John Barker Survey 10, City of El Paso, El Paso County, Texas  
Location:                   East of Mesa Street and north of Argonaut Drive  
Property Owner:           EPT Montecillo Development East, L.P.  
Representative:           Conde, Inc.  
District:                    1  
Staff Contact:             Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE SUSC13-00001 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 18, 2013.**

Motion passed.

10.       **SUSU13-00014:**       Mesquite Trails Unit Seven – A portion of Section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, City of El Paso, El Paso County, Texas  
Location:                   East of Joe Battle BLVD and North of Pellicano Drive  
Property Owner:           Tropicana Development  
Representative:           CEA Group  
District:                    6  
Staff Contact:             Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

Nathaniel Baker, Planner, noted that the applicant was not present at the meeting.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**1<sup>ST</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE SUSU13-00014.**

Motion passed.



Commissioner Brandrup requested that the applicant be made aware that an item should not be approved if he/she is not present.

Carlos Gallinar, Deputy Director for Planning, suggested that the Commission move through the rest of the agenda and if the applicant shows up, the Commission can move to reconsider this item.

Lauren Ferris, Assistant City Attorney, noted that it is fine, as long as the Commission moves to reconsider before the meeting is adjourned.

**2<sup>ND</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **RE-OPEN ITEM 10.**

Motion passed.

Jorge Azcarate with CEA Group concurred with staff's comments.

**3<sup>RD</sup> MOTION:**

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Brandrup, and unanimously carried to **APPROVE SUSU13-00014.**

Motion passed.

**Major Combination:**

11.     **SUSU13-00006:**       West Desert Market Place – Tracts 6 and 10, S.A.& M.G. RY. CO. Surveys No. 266, and portion of Edgar Road, City of El Paso, El Paso County, Texas  
          Location:           West of Interstate 10 and South of Montoya Lane  
          Property Owner:   Prime Desert Properties, LLC  
          Representative:   Quantum Engineering Consultants, Inc.  
          District:           1  
          Staff Contact:     Raul Garcia, (915) 541-4935, [garciar1@elpasotexas.gov](mailto:garciar1@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE SUSU13-00006 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 18, 2013.**

Motion passed.

12.     **SUSU13-00008:**       Westside Annex Subdivision – All of Tracts 11 and 12, and a Portion of Tract 13, J.M. Jett Survey 155, City of El Paso, El Paso County, Texas  
          Location:           East of Doniphan Drive and south of Mesa Street  
          Property Owner:   El Paso Independent School District  
          Representative:   Roe Engineering, L.C.  
          District:           8  
          Staff Contact:     Nathaniel Baker, (915) 541-4192, [bakernt@elpasotexas.gov](mailto:bakernt@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE SUSU13-00008 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 18, 2013.**

Motion passed.

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**Major Final:**

13.     **SUSU13-00012:**         Mesquite Trails Unit Eight – A portion of section No. 16, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas
- Location:               South of Vista Del Sol and East of Joe Battle
- Property Owner:       Americas Loop 375 Joint Venture
- Representative:       CEA Group
- District:               6
- Staff Contact:         Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

**\*ACTION:** Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to **POSTPONE SUSU13-00012 FOR TWO (2) WEEKS, TO THE CITY PLAN COMMISSION MEETING OF APRIL 18, 2013.**

Motion passed.

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**Other Business:**

14.     Discussion and action on the City Plan Commission minutes for:  
          March 21, 2013

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Reveles, and unanimously carried to **APPROVE THE CITY PLAN COMMISSION MINUTES FOR MARCH 21, 2013 WITH AMENDMENT.**

Motion passed.

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15.     Discussion and action on an ordinance annexing the following real property described as a portion of Cherrington Street, Southerly of Vista Del Sol Drive, Within Gateway Estates, El Paso County, Texas.
- Property Owner:       County of El Paso. **SUAX12-00001.**
- Staff Contact:         Nelson Ortiz, (915) 541-4931, [ortiznx@elpasotexas.gov](mailto:ortiznx@elpasotexas.gov)

Kimberly Forsyth, Lead Planner, gave a brief power point presentation and noted that this Service Plan will provide full municipal services no later than 2 ½ years after the effective date of the annexation and will move forward to City Council for final approval.

She noted that this was part of the County plat filed in 1973 and that the annexation of Paseo Del Sol property was annexed into the City in 2006. The land study was approved by the City Plan Commission in August 2006 and the annexation agreement was approved by City Council on January 2013.

Jorge Azcarate with CEA Group concurred with staff's comments.

Commissioner Nance asked if there was anyone in the public who wished to speak in favor or against this request. There was no response.

**ACTION:** Motion made by Commissioner Wright, seconded by Commissioner Borden, and unanimously carried to **APPROVE AN ORDINANCE ANNEXING THE FOLLOWING REAL PROPERTY DESCRIBED AS A PORTION OF CHERRINGTON STREET, SOUTHERLY OF VISTA DEL SOL DRIVE, WITHIN GATEWAY ESTATES, EL PASO COUNTY, TEXAS.**

Motion passed.

16. Planning Report:  
Update and Presentation on Drainage Design Manual

Kareem Dallo, Engineering Division Manager, gave a brief overview on the Drainage Design Manual which includes the provisions for park ponds. He described some of the benefits of Green Infrastructure in Streetscapes. He also went over some of the Green Infrastructure Design Concept. He detailed some recommended Park Pond Design Parameters.

Mr. Kareem answered questions from the Commission.

**No action was taken on this item.**

17. Legal Report:  
Amendment to the City Plan Commission By-Laws

Lauren Ferris, Assistant City Attorney, noted the changes made to the by-laws as requested by the Commission. She noted that the changes were found in Article 1, Paragraph 1, 2, and 6 adding the language **alternate members**. She noted that if this change is approved today then the changes have to be made to the Code and brought before City Council and they will decide whether or not they want alternate members.

**ACTION:** Motion made by Commissioner Brandrup, seconded by Commissioner De La Cruz, and unanimously carried to **APPROVE THE AMENDMENTS TO THE CITY PLAN COMMISSION BY-LAWS STRIKING THE LAST LINE THAT READS: THAT THERE BE AN ALTERNATE PER DISTRICT, THAT IF THAT ALTERNATE IS NOT AVAILABLE THEN THE MAYOR'S ALTERNATE WILL BE CONTACTED AND IF THE MAYOR'S ALTERNATE IS NOT AVAILABLE THEN THAT SEAT IS VACANT FOR THAT MEETING.**

Motion passed.

Commissioner De La Cruz requested that staff look into the issue of a tie vote. Staff agreed to do some research on this item and bring this information back to the Commission.

#### **ADJOURNMENT:**

Motion made by Commissioner Wright, seconded by Commissioner De La Cruz, and unanimously carried to adjourn this meeting at 3:02 p.m.

Approved as to form:

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Carlos Gallinar, Executive Secretary, City Plan Commission